

MISCELLANEOUS IMPROVEMENTS AND EXTRA FEATURES

Not all buildings are compatible to the appraisal system due to the nature of the materials, quality and/or methods used in their construction. A few of the buildings in this category can be coded as auxiliary areas if an appropriate Improvement Use Code, Model, and Base Rate are available.

This section will contain a range of typical special buildings which may not exactly describe a specific building; however, it will closely resemble one listed and direct substitution can be made to arrive at the property value.

A separate price schedule follows with the listing of each type arranged by general grades and common sizes. Interpolation of buildings fitting between the sizes or with varying specifications is more easily facilitated.

First, here are some general definitions of Miscellaneous Improvements and their grades to be used as guidelines for obtaining unit prices from the Miscellaneous Improvements Unit Price Tables.

These are general specifications for the major grading categories of farm buildings: PR-Poor; FR-Fair; AVG-Average; GD-Good; EX-Expensive with various materials listed for each.

Poor/Fair:

Roof: The roof may be of composition roll or sheet galvanized iron or aluminum.

Ceiling: Unfinished

Exterior Walls: Eight to ten feet in height, framing either on poles or cheapest framing, covered with either composition roll or sheet galvanized iron or aluminum.

Interior Finish: Unfinished

Partitions: Typical for intended use.

Floors: Earth.

Foundation: Poles in ground.

Features: Doors, windows, electricity, plumbing - minimum quality and grade.

Average:

Roof: The roof can be either composition, wood or galvanized iron shingles, or built-up.

Ceiling: Painted under roof and insulated for poultry and animals.

Exterior Walls: Eight to ten feet in height - of either wood siding, wood stucco, concrete block, concrete block stucco, or shingles of wood, composition or asbestos.

Interior Finish: Painted

Partitions: Typical of type and grade.

Floors: Concrete, foundation - slab

Features: Doors, windows, electricity, plumbing, average quality and grade.

Expensive:

Roof: The roof should be of asbestos, cement or clay tile shingles.

Ceiling: Finished and insulated for poultry and animals.

Exterior Walls: Common or face brick, stone or clay tile stucco.

Interior Finish: Finished, painted and insulated for poultry or animals.

Partitions: Typical for use.

Floors: Concrete or good wood. Foundation: footings.

Features: Doors, windows, electricity, plumbing, and built-in features. Quantity adequate to use and of very good quality.

Siding Garage and Storage Buildings

General specifications for wood frame, stucco, or siding

Quality	Poor	Fair	Average
Floors	Dirt	Concrete Slab Unreinforced	Concrete reinforced
Frame	Wood Pole	Wood One Window	Wood Overhead door Pedestrian door One window
Interior	Unfinished	Unfinished	Unfinished
Electrical	No lighting	One light	Lights
Plumbing	None	None	None
Exterior	Cheap siding Vertical boards No Sheathing	Low cost stucco or siding	Stucco or siding on sheathing
Roof	Minimum or tin	Composition or asphalt shingle	Wood or good asphalt shingles 2x4 rafters

Quality	Good	Very Good	Excellent
Floors	Concrete reinforced	Concrete reinforced	Heavy concrete reinforced
Frame	Wood Good overhead doors Pedestrian doors & windows	Wood Good overhead doors Pedestrian doors & windows	Wood Good overhead doors Pedestrian doors & windows
Interior	Ceiling & walls Finished	Ceiling & walls Finished	Ceiling & walls Finished
Electrical	Good lights	Good lights	Good lights
Plumbing	None	None	None
Exterior	Good stucco or siding on sheathing	Very good sidings or stone trim	Best stone, stucco or brick trim
Roof	Good rook shakes or asphalt shingle	Heavy asphalt roof, tile, or shakes	Heavy rafters or steep roof

Masonry Garage and Storage Buildings

General specifications for brick veneer or block garage and storage buildings

Quality	Poor	Fair	Average
Floors	Concrete slab unreinforced	Concrete reinforced	Concrete reinforced
Frame	Wood, block	Wood, block Overhead door Pedestrian door One window	Wood, block Good overhead door Pedestrian door Windows
Interior	Unfinished	Unfinished	Ceiling and walls finished
Electrical	One light	Lights	Good lights, good outlet
Plumbing	None	None	None
Exterior	Low cost brick or block	Brick veneer	Face brick veneer
Roof	Composition or asphalt shingle	Wood or good asphalt shingles 2x4 rafters Gable roof	Good roof shakes or asphalt shingle

Quality	Good	Excellent
Floors	Concrete reinforced	Heavy concrete reinforced
Frame	Wood, block Good overhead doors Pedestrian doors Windows	Wood, block Good overhead doors Pedestrian doors Windows
Interior	Ceiling & walls	Ceilings & walls
Electrical	Good lights Good outlets	Good lights Good outlets
Plumbing	None	None
Exterior	Very good brick or stone veneer	Best face brick or cut stone veneer
Roof	Heavy asphalt Roof tile or shakes	Heavy roof slate tile

Bulk Barns

Pricing Guide:

Barns with heat exchangers		
Year Built	Effective Year	Price/barn
Less than 1996	1996	+/- \$4,500
1997-2004	2004	+/- \$9,000
2004-2020	2020	+/- \$18,000

Barns without heat exchangers			
Year Built	Effective Year	Adjustment	Price/barn
Less than 1996	1996	FUNC 90%	+/- \$500
1997-2004	2004	AP 94%	+/- \$600
2004-2020	2020	AP 61%	+/- \$7,000

32 Golf Greens (0% Depreciation)

Price includes normal clearing of land, grading, irrigation and drainage systems, greens, tees, fairways, service roads, cart paths, architect fees, builder profit, and overhead.

Class 4- Championship:

Typical Features:

- 160 to 200 acres
- 6,700 to 7,000 yards long
- Contoured bunkers, greens, and fairways
- Large tree, greens, and fairways
- Driving range
- Name architect
- Automatic sprinklers for greens and fairways
- Paved cart paths

Class 3-Private Club:

Typical Features:

- 120 to 160 acres
- 6,400 to 6,700 yards long
- Bunkered at most greens
- Elevated tees and greens
- Some large trees
- Driving range
- Sprinklers manual or automatic
- Paved cart paths

Class 2-Semi-Private and Municipal Clubs:

Typical Features:

- 100 to 120 acres, simple design
- 6,000 to 6,400 yards
- Small built-up trees and greens
- Few bunkers
- Few trees
- Greens sprinkled
- Paved cart paths

Class 1- Minimum Quality:

Typical features:

- 80 to 100 acres
- 5,600 to 6,000 yards
- Small trees and greens
- Open/flat terrain
- Few bunkers
- Gravel cart paths

This schedule represents replacement cost. Deprecation may be used to consider economic factors.

75 Minatare Golf Courses

Minimal quality, 18 holes, 2,000 to 4,000 square feet on 1/4 acre, simply developed, or prepackaged budget course on flat terrain including lighting, excluding booths, and parking lot.
Cost per hole (indoor, deduct 10%)

Average quality, 18 holes, 4,000 to 10,000 sq. ft., on 1/2 acre, excluding booths, snack bars, and parking lot, including course plumbing and lighting, professionally designed and installed.
Cost per hole

Good custom course, 18 holes, 10,000 to 20,000 sq. ft., one acre or more, extensive themes with major elevation, rock and waterscape layout, excluding buildings and parking lot.
Cost per hole

Mobile Home Parks

Mobile home parks lend themselves well to classification by inside access roads, density, facilities, and general appearance as follows:

CLASS 1 (15C1), Narrow, unpaved roads
High density (older park)
No recreation area or other facilities
Generally unattractive appearance

CLASS 2 (15C2), Narrow, unpaved roads or broken pavement
High density (older park)
No recreation area or other facilities
No paving curbing, or street lights
Many mobile homes without skirts
Little effort to maintain attractive appearance

Class 3 (15C3), Average location and design
Streets paved and in at least fair condition
Medium density
Adequate recreation area
Lawns trimmed, good general appearance

Class 4 (15C4), Good location and design
Streets wide enough for cars to pass
Curbing and sidewalks
Streets with street lights and street signs
Good recreation area
Attractive entrance and good general appearance
Lawns cut and edged, bushes trimmed
Maximum density

Class 5 (15C5), Excellent location and design
Attractive entrance
Wide paved and curbed streets
Street lights and street signs
Excellent recreation facilities
Management sponsored activities
Manicured lawns and trees
Maximum density

Average rental rate, vacancy rates, and operating expenses also correlate highly within these classifications. Therefore, income data need only be gathered from a few mobile home parks to arrive at a reliable income value per space.

Personal Property Commonly Associated with Swine and Poultry

- Feeders
- Drinkers
- Water Lines
- Gas Plumbing
- Mediator System
- Auger Feed System
- Nest System (Chicken and Turkey Only)
- Egg Collector (Chicken Only)
- Penning and Stalls (Swine Only)
- Furrowing Crates (Swine Only)
- Flush Floor System (Swine Only)
- Recycle System (Swine Only)
- Loading Chute (Swine Only)
- Feed Bins
- Curtain Machines
- Environmental Lighting System
- Ventilation Control and Fans
- Heating
- Fogging System
- Alarm System
- Thermostats
- Timers
- Water Pump
- Generators
- Cool Cells (Crude Air Conditioning)
- Winching Equipment

Pricing Guideline

<u>Hog Houses</u>	<u>Avg. Cost Ratio</u>	<u>Age</u>	<u>Percent Good</u>
Breeding-Gestation	60/40	1-10 years	70-90%
Farrowing	40/60	15 years	50%
Nursery	60/40	20 years	30-40%
Finishing/Topping	70/30		

<u>Poultry</u>	<u>Avg. Cost Ratio</u>	
Breeder	45/55	Depreciate 3% per year
Broiler	60/40	
Cage, Layer (screened)	40/60	
Turkey	60/40	

**2024 Reappraisal
Misc. Improvements**

BLDG_TYPE_LOOKUP	SCHEDULE_VALUE	PRICE_FACTOR	BASE_PRICE
Above Ground Fuel Stg Steel Single Wall 1000 AG FUEL STG 1000 SW OBLG92SW10	NULL	NULL	\$ -
Above Ground Fuel Stg Steel Single Wall 6000 AG FUEL STG 6000 SW OBLG92SW60	NULL	NULL	\$ -
Above Ground Fuel Stg Steel Single Wall High AG FUEL STG HIGH OBLG92SW5	NULL	NULL	\$ 8.00
Above Ground Fuel Stg Steel Single Wall Low AG FUEL STG LOW OBLG92SW150	NULL	NULL	\$ 3.00
Above Ground Fuel Stg Steel Single Wall Medium AG FUEL STG MEDIUM OBLG92SW20	NULL	NULL	\$ 5.00
Above Ground Fuel Tank <10K AG FT FUEL <10K OBLG100	NULL	NULL	\$ 7.26
ABOVE GROUND FUEL TANK 10,000-20,000 AG FT FUEL 10K-20K OBLG072	NULL	NULL	\$ 3.67
APARTMENT APARTMENT OBLG0110	NULL	NULL	\$ 65.00
BANK DRIVE UP WINDOW BANK DRIVE UP WINDOW OBLG72BDW	NULL	NULL	\$ 27,600.00
BANK PNEUMATIC DRIVE UP WINDOW BANK PNEUMATIC DR UP OBLG72BPDW	NULL	NULL	\$ 56,750.00
Bar-B-Que Average BBQ A OBLG63A	NULL	NULL	\$ 1,407.00
Bar-B-Que Fair BBQ F OBLG63F	NULL	NULL	\$ 770.00
Bar-B-Que Good BBQ G OBLG63G	NULL	NULL	\$ 3,535.00
BARN STABLE 2 STORY GOOD B/S 2 STY GD OBLG117	NULL	NULL	\$ 24.45
BARN/STABLE 1 STORY AVERAGE B/S 1 STY AVG OBLG022	NULL	NULL	\$ 27.72
BARN/STABLE 1 STORY EXCELLENT B/S 1 STY EX OBLG110	NULL	NULL	\$ 73.33
BARN/STABLE 1 STORY FAIR B/S 1 STY FR OBLG024	NULL	NULL	\$ 17.98
BARN/STABLE 1 STORY GOOD B/S 1 STY GD OBLG020	NULL	NULL	\$ 37.62
BARN/STABLE 1 STORY POOR B/S 1 STY PR OBLG025	NULL	NULL	\$ 13.86
BARN/STABLE 1.5 STORY AVERAGE B/S 1.5 STORY AVG OBLG06	NULL	NULL	\$ 22.17
BARN/STABLE 1.5 STORY EXCELLENT B/S 1.5 STY EX OBLG088	NULL	NULL	\$ 58.66
BARN/STABLE 1.5 STORY FAIR B/S 1.5 STORY FR OBLG048	NULL	NULL	\$ 14.39
BARN/STABLE 1.5 STORY GOOD B/S 1.5 STY GD OBLG036	NULL	NULL	\$ 30.10
BARN/STABLE 2 STORY AVERAGE B/S 2 STY AVG OBLG04	NULL	NULL	\$ 18.02
Barn/Stable 2 Story Avg Good Low B/S 2 STORY A G L OBLG252SAGL	NULL	NULL	\$ -
BARN/STABLE 2 STORY EXCELLENT B/S 2 STY EX OBLG03	NULL	NULL	\$ 47.66
BARN/STABLE 2 STORY FAIR B/S 2 STY FR OBLG05	NULL	NULL	\$ 11.69
BATH HOUSE AVG BATH HOUSE AVG OBLG084	NULL	NULL	\$ 96.88
Bath House Excellent BATH HOUSE EX OBLG60GH	NULL	NULL	\$ 167.60
Bath House Fair BATH HOUSE FR OBLG60FR	NULL	NULL	\$ 60.00
Bath House Fair Low BATH HOUSE F L OBLG60FL	NULL	NULL	\$ 60.00
BATH HOUSE GOOD BATH HOUSE GD OBLG081	NULL	NULL	\$ 138.00
Boat Ramp Average BOAT RAMP A OBLG41A	NULL	NULL	\$ 25.00
Boat Ramp Fair BOAT RAMP F OBLG41F	NULL	NULL	\$ 20.00
Boat Ramp Good BOAT RAMP GD OBLG41G	NULL	NULL	\$ 30.00
Building Mat Building Mat OBLG67	NULL	NULL	\$ -
BUILDING SOUND VALUE BLD SV OBLG012	NULL	NULL	\$ 500.00
BULK BARN BULK BARN OBLG092	NULL	NULL	\$ 20,000.00
Bulk Barn/ Homemade 3 BB/ Homemade 3 OBLG653	NULL	NULL	\$ 13,000.00
Bulk Barn/ Prefab 3 BULK B/PREFAB 3 OBLG623	NULL	NULL	\$ 20,000.00
Bulk Heads 4-6 Exposed BH 4-6 EXPOSED OBLG814	NULL	NULL	\$ 400.00
Bulk Heads over 6 Exposed BH OVER 6 EXPOSED OBLG816	NULL	NULL	\$ 400.00
Campsites Full service CAMP FULL SERVICE OBLG78FS	NULL	NULL	\$ 7,000.00
Campsites No Service CAMP NO SERVICE OBLG78NS	NULL	NULL	\$ 2,500.00
Campsites Water/Electric CAMP WATER/ELECTRIC OBLG78WE	NULL	NULL	\$ 4,500.00
CANOPY METAL CANOPY METAL OBLG037	NULL	NULL	\$ 35.90
CANOPY WOOD CANOPY WOOD OBLG042	NULL	NULL	\$ 29.97
CARPORT AVERAGE CARPORT AVG OBLG045	NULL	NULL	\$ 22.54
Carport Average Average High CARPORT AAH OBLG03AAH	NULL	NULL	\$ -
CARPORT EXPENSIVE CARPORT EXPENSIVE OBLG021	NULL	NULL	\$ 37.09
CARPORT FAIR CARPORT FAIR OBLG026	NULL	NULL	\$ 19.51
CARPORT GOOD CARPORT GOOD OBLG023	NULL	NULL	\$ 30.95
CARPORT POOR CARPORT POOR OBLG027	NULL	NULL	\$ 4.50
CEMETARY PLOTS CEMETARY PLOTS OBLG074	NULL	NULL	\$ 45.00
CLUBHOUSE AVERAGE CLUBHOUSE AVG OBLG087	NULL	NULL	\$ 95.00
CLUBHOUSE FAIR CLUBHOUSE FR OBLG090	NULL	NULL	\$ 85.50
CLUBHOUSE GOOD CLUBHOUSE GD OBLG0109	NULL	NULL	\$ 100.00
College Stadium STADIUM OBLG84	NULL	NULL	\$ 2,800.00
Common Area Com area OBLG31	NULL	NULL	\$ -
Concession Stand High CONCESSION H OBLG87H	NULL	NULL	\$ 87.00

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BLDG_TYPE_LOOKUP	SCHEDULE_VALUE	PRICE_FACTOR	BASE_PRICE
Concession Stand Low CONCESSION L OBLG87L	NULL	NULL	\$ 47.50
Concession Stand Medium CONCESSION M OBLG87M	NULL	NULL	\$ 60.00
Concrete Tank Conc Tank OBLG70	NULL	NULL	\$ 2.50
Crypt High CRYPT H OBLG074A	NULL	NULL	\$ 6,050.00
Crypt Low CRYPT L OBLG64L	NULL	NULL	\$ 2,800.00
Double Wide Mobile Home OAE Priced DWMH OAE VALUE OBLG82DWMH	NULL	NULL	\$ -
Drive-In-Window DR-IN-WIND OBLG72	NULL	NULL	\$ 27,600.00
Dugout High Price DUGOUT H OBLG85H	NULL	NULL	\$ 63.00
Dugout Low Price DUGOUT L OBLG85L	NULL	NULL	\$ 16.80
Dugout Medium Price DUGOUT M OBLG85M	NULL	NULL	\$ 30.80
Dwelling DWELLING OBLG66	NULL	NULL	\$ 84.00
Elevated Steel Tank < 10,000,000 ES TANK <10M OBLG101	NULL	NULL	\$ 5.91
Elevated Steel Tank 150x25,000 ES TANK 150X25,000 OBLG371525	NULL	NULL	\$ 5.91
Elevator/ Passenger (Now add/deduct) Elev/P (Now a/d) OBLG46	NULL	NULL	\$ -
Erected Steel portable bleachers BLEACHERS/PORTABLE OBLG83P	NULL	NULL	\$ 14.75
ES TANK >= 10,000,000 <100,000,000 ES TANK >=10M <100M OBLG01	NULL	NULL	\$ 4.23
ES TANK >= 100,000,000 ES TANK >=100M OBLG028	NULL	NULL	\$ 4.11
FAST FOOD DRIVE UP WINDOW FF DRIVE UP WINDOW OBLG72FFDW	NULL	NULL	\$ 15,500.00
FAST FOOD PNEUMATIC DRIVE UP WINDOW FF PNEUMATIC DR UP OBLG72FFPDW	NULL	NULL	\$ 31,800.00
FENCE CHAIN LINK 4 FOOT FENCE CL 4 FT OBLG055	NULL	NULL	\$ 26.00
FENCE CHAIN LINK 6 FOOT FENCE CL 6 FT OBLG08	NULL	NULL	\$ 33.00
FENCE VINYL 4 TO 5 FOOT FENCE VINYL 4-5FT OBLG07	NULL	NULL	\$ 30.00
FENCE VINYL 6 FOOT FENCE VINYL 6 FT OBLG040	NULL	NULL	\$ 35.00
FENCE WOOD 4 FT FENCE WOOD 4FT OBLG050	NULL	NULL	\$ 30.00
FENCE WOOD VINYL SPLIT RAIL F-W/V SPLIT RAILS OBLG098	NULL	NULL	\$ 15.00
Fence-CL10 Nine Gauge F-CL10 NINE GAUGE OBLG06CL109	NULL	NULL	\$ 27.50
Fence-CL8 Nine Gauge F-CL8 NINE GAUGE OBLG06CL89	NULL	NULL	\$ 22.25
Fence-Vinyl Picket F-V PICKET OBLG71P	NULL	NULL	\$ 14.10
Fence-Wood Privacy 6 FENCE-WOOD PRIVACY 6 OBLG05P6	NULL	NULL	\$ 19.60
Fence-Wood Privacy 8 FENCE-WOOD PRIVACY 8 OBLG05P8	NULL	NULL	\$ 22.00
Fiberglass Tank > 1,000 <10,000 FT FUEL >1K<10K OBLG102	NULL	NULL	\$ 7.26
FIREPLACE - CUSTOM FIREPLACE - CUSTOM OBLG14A	NULL	NULL	\$ 10,140.00
Fireplace FIREPLACE OBLG14	NULL	NULL	\$ 3,885.00
FUEL TANK 0-1,000 FT FUEL 0-1K OBLG053	NULL	NULL	\$ 13.72
FUEL TANK 10,000-50,000 FT FUEL 10K-50K OBLG016	NULL	NULL	\$ 3.03
GARAGE APARTMENT - MIN GAR/APT OBLG02A	NULL	NULL	\$ 57.00
GARAGE APARTMENT AVERAGE GAR/APT-AVG OBLG02B	NULL	NULL	\$ 69.71
GARAGE APARTMENT GOOD GAR/APT GOOD OBLG02C	NULL	NULL	\$ 92.96
GARAGE AVERAGE GARAGE AVG OBLG039	NULL	NULL	\$ 42.72
GARAGE EXCELLENT GARAGE EX OBLG086	NULL	NULL	\$ 68.70
GARAGE FAIR GARAGE FR OBLG043	NULL	NULL	\$ 36.35
GARAGE GOOD GARAGE GD OBLG031	NULL	NULL	\$ 56.57
GAZEBO AVERAGE GAZEBO AVG OBLG041	NULL	NULL	\$ 24.39
GAZEBO EXCELLENT GAZEBO EX OBLG029	NULL	NULL	\$ 40.98
GAZEBO FAIR GAZEBO FR OBLG034	NULL	NULL	\$ 16.09
GAZEBO GOOD GAZEBO GD OBLG056	NULL	NULL	\$ 32.68
GAZEBO POOR GAZEBO PR OBLG061	NULL	NULL	\$ 7.80
Golf Green Class 1 High GOLF GREEN CLASS 1 H OBLG321H	NULL	NULL	\$ 131,000.00
Golf Green Class 1 Low GOLF GREEN CLASS 1 L OBLG321L	NULL	NULL	\$ 95,250.00
Golf Green Class 2 High GOLF GREEN CLASS 2 H OBLG322H	NULL	NULL	\$ 195,000.00
Golf Green Class 2 Low GOLF GREEN CLASS 2 L OBLG322L	NULL	NULL	\$ 136,000.00
Golf Green Class 3 High GOLF GREEN CLASS 3 H OBLG323H	NULL	NULL	\$ 290,000.00
Golf Green Class 3 Low GOLF GREEN CLASS 3 L OBLG323L	NULL	NULL	\$ 197,000.00
Golf Green Class 4 High GOLF GREEN CLASS 4 H OBLG324H	NULL	NULL	\$ 475,000.00
Golf Green Class 4 Low GOLF GREEN CLASS 4 L OBLG324L	NULL	NULL	\$ 297,000.00
GRAIN BIN <= 20,000 GB <=20000 OBLG017	NULL	NULL	\$ 3.00
GRAIN BIN >20001 GB >20001 OBLG018	NULL	NULL	\$ 2.00
Grain Bin 0-3000 GB 0-3000 OBLG211	NULL	NULL	\$ -
GREEN HOUSE AVERAGE GREEN HOUSE AVG OBLG044	NULL	NULL	\$ 9.94
Green House Excellent GREEN HOUSE EX OBLG13EGH	NULL	NULL	\$ 22.86

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BLDG_TYPE_LOOKUP	SCHEDULE_VALUE	PRICE_FACTOR	BASE_PRICE
GREEN HOUSE GOOD GREEN HOUSE GD OBLG059	NULL	NULL	\$ 19.16
GREEN HOUSE POOR GREEN HOUSE PR OBLG011	NULL	NULL	\$ 7.36
GUARD HOUSE GUARD HOUSE OBLG019	NULL	NULL	\$ 123.50
HANGAR HANGAR-AVG OBLG24B	NULL	NULL	\$ 19.00
HANGAR-MIN MH SPACE CLASS 1 OBLG15C1	NULL	NULL	\$ 7,000.00
HOG HOUSE BREEDING/GESTATION HH B/G OBLG076	NULL	NULL	\$ 25.00
HOG HOUSE FARROWING HH FARROWING OBLG078	NULL	NULL	\$ 28.00
HOG HOUSE FINISHING/TOPPIN HH F/T OBLG077	NULL	NULL	\$ 18.00
HOG HOUSE NURSERY HH NURSERY OBLG075	NULL	NULL	\$ 45.00
HOG HOUSE SHED HH SHED OBLG079	NULL	NULL	\$ 13.00
Laundry Fair Low LAUNDRY F L OBLG50FL	NULL	NULL	\$ 65.00
LEAN TO LEAN TO OBLG09	NULL	NULL	\$ 7.79
Loading Dock Dirt 2 LD DIRT 2 OBLG40D2	NULL	NULL	\$ 13.50
Loading Dock Heavy Wood 5 LD HEAVY WOOD 5 OBLG40HW5	NULL	NULL	\$ 31.00
Loading Dock Light 1 LD LIGHT 1 OBLG40L1	NULL	NULL	\$ 12.00
Loading Dock Steel 4 LD STEEL 4 OBLG40S4	NULL	NULL	\$ 20.00
Manual Gym Bleachers BLEACHERS/GYM OBLG83G	NULL	NULL	\$ 35.00
MECHANICAL PENTHOUSE AVERAGE MECH PENTH AVG OBLG035	NULL	NULL	\$ 57.50
Mechanical Penthouse Avg MPC AVG OBLG109	NULL	NULL	\$ 57.50
Mechanical Penthouse Class AB Average MPC AB A OBLG18ABA	NULL	NULL	\$ 68.00
Mechanical Penthouse Class AB Excellent MPC AB EXCELLENT OBLG18ABE	NULL	NULL	\$ 88.00
Mechanical Penthouse Class CDS Low Cost MPC CDS L COST OBLG18CDSL	NULL	NULL	\$ 33.00
Metal Bldg Leaning Wall >40,001 MBLW >40,001 OBLG69L5	NULL	NULL	\$ 8.50
Metal Bldg Leaning Wall 0-3000 MBLW 0-3000 OBLG69L1	NULL	NULL	\$ 13.00
Metal Bldg Leaning Wall 20,001-40,000 MBLW 20001-40000 OBLG69L4	NULL	NULL	\$ 8.50
Metal Bldg Leaning Wall 3001-13,000 MBLW 3001-13,000 OBLG69L2	NULL	NULL	\$ 11.10
Metal Bldg Vert Wall >40,001 MBVW >40,001 OBLG69V5	NULL	NULL	\$ 11.50
Metal Bldg Vert Wall 13,001-20,000 MBVW 13001-20000 OBLG69V3	NULL	NULL	\$ 13.00
Metal Bldg Vert Wall 20,001-40,000 MBVW 20001-40000 OBLG69V4	NULL	NULL	\$ 11.50
METAL BUILDING LEANING WALL 13,000-20,000 MBLW 13K - 20K OBLG114	NULL	NULL	\$ 10.20
METAL BUILDING VERTICAL WALL LESS THAN 13,000 MBVW <= 13000 OBLG051	NULL	NULL	\$ 14.50
Metal Fence Aluminum or Modular M FENCE ALUM OR MOD OBLG49AM	NULL	NULL	\$ 15.00
Metal Fence Iron or Steel M FENCE I OR S OBLG49IS	NULL	NULL	\$ 25.00
MINERAL RIGHTS MIN RGTS OBLG99M	NULL	NULL	\$ 3.25
Miniature Golf Minimal High MINI GOLF MINIMAL H OBLG75MH	NULL	NULL	\$ 6,950.00
Miscellaneous Misc OBLG00	NULL	NULL	\$ -
Mobile Home Additions Abv. Avg MHA ABV. A OBLG16AA	NULL	NULL	\$ 47.94
Mobile Home Additions Average MHA A OBLG16A	NULL	NULL	\$ 42.94
Mobile Home Additions Below Avg MHA BELOW A OBLG16BA	NULL	NULL	\$ 33.27
Mobile Home Additions Minimum MHA MINIMUM OBLG16M	NULL	NULL	\$ 24.35
Mobile Home Space Class 2 MH SPACE CLASS 2 OBLG15C2	NULL	NULL	\$ 11,700.00
Mobile Home Space Class 3 MH SPACE CLASS 3 OBLG15C3	NULL	NULL	\$ 16,400.00
Mobile Home Space Class 4 MH SPACE CLASS 4 OBLG15C4	NULL	NULL	\$ 23,300.00
Mobile Unit MOB UNIT OBLG86	NULL	NULL	\$ 52.50
Niche High NICHE H OBLG44H	NULL	NULL	\$ 278.00
Niche Low NICHE L OBLG44L	NULL	NULL	\$ 229.00
OFFICE AVERAGE OFFICE AVG OBLG030	NULL	NULL	\$ 68.50
OFFICE FAIR OFFICE FR OBLG033	NULL	NULL	\$ 46.00
OFFICE GOOD OFFICE GD OBLG082	NULL	NULL	\$ 93.50
Outdoor Kitchen Min OUTDOOR KITHCHEN-MIN OBLG14F	NULL	NULL	\$ 1,500.00
OUTDOOR KITCHEN-AVG OUTDOOR KITCHEN-AVG OBLG14C	NULL	NULL	\$ 2,807.00
OUTDOOR KITCHEN-CUST OUTDOOR KITCHEN-CUST OBLG14E	NULL	NULL	\$ 15,950.00
OUTDOOR KITCHEN-GOOD OUTDOOR KITCHEN-GOOD OBLG14D	NULL	NULL	\$ 6,600.00
PACK BARN PACK BARN OBLG091	NULL	NULL	\$ 1.00
Parking Deck Average PARKING DK A OBLG52A	NULL	NULL	\$ 20,000.00
Parking Deck Fair PARKING DK FR OBLG52F	NULL	NULL	\$ 13,700.00
Parking Deck Good PARKING DK G OBLG52G	NULL	NULL	\$ 29,600.00
PATIO/APRON PATIO/APRON OBLG0100	NULL	NULL	\$ 8.22
PAVING ASPHALT PAVING ASPHALT OBLG013	NULL	NULL	\$ 4.00
PAVING CONCRETE PAVING CONCRETE OBLG014	NULL	NULL	\$ 4.00

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Misc. Improvements**

BLDG_TYPE_LOOKUP	SCHEDULE_VALUE	PRICE_FACTOR	BASE_PRICE
Pergola Average PERGOLA A OBLG90PA	NULL	NULL	\$ 23.16
Pergola High PERGOLA H OBLG90PH	NULL	NULL	\$ 33.08
Pergola Low PERGOLA L OBLG90PL	NULL	NULL	\$ 20.84
Pier Average Low PIER A L OBLG68AL	NULL	NULL	\$ 43.25
PIER FAIR PIER FR OBLG094	NULL	NULL	\$ 58.50
PIER GOOD PIER GD OBLG089	NULL	NULL	\$ 59.50
Pneumatic Drive-Up PNEUMATIC DR-UP OBLG48	NULL	NULL	\$ -
POLTURY HOUSE BREEDER PH BREEDER OBLG066	NULL	NULL	\$ 21.35
POLTURY HOUSE BROILER PH BROILER OBLG064	NULL	NULL	\$ 15.45
POLTURY HOUSE LAYER PH LAYER OBLG067	NULL	NULL	\$ 21.35
Pool Concr 0-300 POOL-C 0-300 OBLG07PC03	NULL	NULL	\$ 73.50
Pool Concr 301-450 POOL-C 301-450 OBLG07PC34	NULL	NULL	\$ 61.00
Pool Concr 451-525 POOL-C 451-525 OBLG07PC45	NULL	NULL	\$ 57.50
Pool Concr 526-650 POOL-C 526-650 OBLG07PC56	NULL	NULL	\$ 53.25
Pool Concr 651-800 POOL-C 651-800 OBLG07PC68	NULL	NULL	\$ 45.75
Pool Concr 801-1000 POOL-C 801-1000 OBLG07PC810	NULL	NULL	\$ 42.50
Pool Concr Comm 1000-2000 POOL-CC 1000-2000 OBLG07PCC1	NULL	NULL	\$ 64.75
Pool Concr Comm 2000-4000 POOL-CC 2000-4000 OBLG07PCC2	NULL	NULL	\$ 62.00
Pool Concr Comm 4000-6000 POOL-CC 4000-6000 OBLG07PCC4	NULL	NULL	\$ 60.00
Pool Concr Comm 6000-8000 POOL-CC 6000-8000 OBLG07PCC6	NULL	NULL	\$ 57.50
Pool Concr Comm over 8000 POOL-CC OVER 8000 OBLG07PCC8	NULL	NULL	\$ 55.50
Pool Exercise Avg POOL EXERCISE A OBLG08PEA	NULL	NULL	\$ 49,250.00
Pool Exercise Fair POOL EXERCISE F OBLG08PEF	NULL	NULL	\$ 25,600.00
Pool Exercise Good POOL EXERCISE G OBLG08PEG	NULL	NULL	\$ 63,750.00
Pool Vinyl 0-300 POOL-V 0-300 OBLG08PV03	NULL	NULL	\$ 63.00
Pool Vinyl 301-450 POOL-V 301-450 OBLG08PV34	NULL	NULL	\$ 49.00
Pool Vinyl 451-525 POOL-V 451-525 OBLG08PV45	NULL	NULL	\$ 47.50
Pool Vinyl 526-650 POOL-V 526-650 OBLG08PV56	NULL	NULL	\$ 41.75
Pool Vinyl 651-800 POOL-V 651-800 OBLG08PV68	NULL	NULL	\$ 35.75
Pool Vinyl 801-1000 POOL-V 801-1000 OBLG08PV810	NULL	NULL	\$ 32.75
PORCH/DECK AVERAGE PORCH/DECK AVG OBLG095	NULL	NULL	\$ 39.96
PORCH/DECK FAIR PORCH/DECK FR OBLG096	NULL	NULL	\$ 18.55
PORCH/DECK GOOD PORCH/DECK GD OBLG093	NULL	NULL	\$ 48.54
Pump House High PUMP HSE H OBLG88H	NULL	NULL	\$ 29.50
Pump House Low PUMP HSE L OBLG88L	NULL	NULL	\$ 15.45
Pump House Medium PUMP HSE M OBLG88M	NULL	NULL	\$ 24.55
Quonset > 40,000 QUONSET > 40K OBLG107	NULL	NULL	\$ 23.65
Quonset 0-3000 QUONSET 0-3000 OBLG471	NULL	NULL	\$ 31.25
QUONSET 3,001 - 40,000 QUONSET 3001-40K OBLG052	NULL	NULL	\$ 18.00
Rail Siding Heavy RAIL SIDE H OBLG43H	NULL	NULL	\$ 136.00
Rail Siding Light RAIL SIDE L OBLG43L	NULL	NULL	\$ 91.00
Rail Siding Medium RAIL SIDE M OBLG43M	NULL	NULL	\$ 115.00
RESTROOM AVERAGE RESTROOM AVG OBLG080	NULL	NULL	\$ 207.00
RESTROOM FAIR RESTROOM FR OBLG083	NULL	NULL	\$ 168.00
Restroom Good RESTROOM GD OBLG29GH	NULL	NULL	\$ 130.00
Sauna High SAUNA H OBLG80H	NULL	NULL	\$ 197.00
Sauna Low SAUNA L OBLG80L	NULL	NULL	\$ 164.00
Scale 20 Tons SCALE 20 TONS OBLG3820	NULL	NULL	\$ 33,900.00
Scale 30 Tons SCALE 30 TONS OBLG3830	NULL	NULL	\$ 39,500.00
Scale 40 Tons SCALE 40 TONS OBLG3840	NULL	NULL	\$ 45,400.00
Scale 50 Tons SCALE 50 TONS OBLG3850	NULL	NULL	\$ 51,250.00
Scale 60 Tons SCALE 60 TONS OBLG3860	NULL	NULL	\$ 57,750.00
Scale 70 Tons SCALE 70 TONS OBLG3870	NULL	NULL	\$ 66,750.00
SHED AVERAGE SHED AVG OBLG062	NULL	NULL	\$ 13.75
SHED FAIR SHED FAIR OBLG065	NULL	NULL	\$ 5.50
SHED GOOD SHED GD OBLG057	NULL	NULL	\$ 22.92
SHELTER AVERAGE SHELTER AVG OBLG063	NULL	NULL	\$ 9.74
SHELTER EXCELLENT SHELTER EX OBLG097	NULL	NULL	\$ 21.48
Shelter Fair SHELTER FR OBLG097FR	NULL	NULL	\$ 4.50
SHELTER GOOD SHELTER GD OBLG0101	NULL	NULL	\$ 17.47

**2024 Reappraisal
Misc. Improvements**

BLDG_TYPE_LOOKUP	SCHEDULE_VALUE	PRICE_FACTOR	BASE_PRICE
Silo/Concrete Stave SILO CS OBLG28CS	NULL	NULL	\$ 4.50
Single Wide Mobile Home OAE Priced SWMH OAE VALUE OBLG82SWMH	NULL	NULL	\$ -
SP TANK < 6,500 SP TANK <6.5K OBLG116	NULL	NULL	\$ 10.00
SP TANK 20,000-60,000 SP TANK 20K-60K OBLG115	NULL	NULL	\$ 9.73
SP TANK 6,500-19,999 SP TANK 6.5K-19999 OBLG0102	NULL	NULL	\$ 12.88
Spa/ Tub Exterior Attached SPA/ TUB EA OBLG19EA	NULL	NULL	\$ -
Spa/Tub Detached SPA/TUB DET OBLG19D	NULL	NULL	\$ -
Spa/Tub Portable SPA/TUB PORT OBLG19P	NULL	NULL	\$ -
Spa/Tub Redwood SPA/TUB RED OBLG19R	NULL	NULL	\$ -
Sprinkler (Now add/deduct) Sprinkler (Now a/d) OBLG42	NULL	NULL	\$ -
Steel Pressure Tank 30000 SP TANK 30000 OBLG79300	NULL	NULL	\$ -
STORAGE/SHOP AVERAGE STORAGE/SHOP AVG OBLG038	NULL	NULL	\$ 34.70
STORAGE/SHOP EXCELLENT STORAGE/SHOP EX OBLG085	NULL	NULL	\$ 61.22
STORAGE/SHOP FAIR STORAGE/SHOP FR OBLG054	NULL	NULL	\$ 20.95
STORAGE/SHOP GOOD STORAGE/SHOP GD OBLG032	NULL	NULL	\$ 47.49
STORAGE/SHOP POOR STORAGE/SHOP PR OBLG060	NULL	NULL	\$ 18.01
Tank Steel Bulk Horizontal 1000 TSB HORIZONTAL 1000 OBLG61H10	NULL	NULL	\$ -
Tank Steel Bulk Horizontal 7500 TSB HORIZONTAL 7500 OBLG61H75	NULL	NULL	\$ -
TENNIS COURT COMPOSITE TC COMPOSITE OBLG010	NULL	NULL	\$ 11.50
TOBACCO BARN TOBACCO BARN OBLG02	NULL	NULL	\$ 1.00
TOWER SITE TOWER SITE OBLG99CTS1	NULL	NULL	\$ 75,000.00
TOWER SITE RURAL TOWER SITE RURAL OBLG99CTS2	NULL	NULL	\$ 50,000.00
TOWER SITE URBAN TOWER SITE URBAN OBLG99CTS3	NULL	NULL	\$ 100,000.00
Truck Well TRK WELL OBLG73	NULL	NULL	\$ 11.50
TSB HORIZONTAL >=7,500 TSB H >=7500 OBLG073	NULL	NULL	\$ 2.05
TSB HORIZONTAL 0-3,999 TSB H 0-3999 OBLG068	NULL	NULL	\$ 4.05
TSB HORIZONTAL 4,000-7,499 TSB H 4K-7499 OBLG069	NULL	NULL	\$ 2.52
TSB V >= 20,000 TSB V >=20000 OBLG0108	NULL	NULL	\$ 2.06
TSB VERTICAL 0-3,999 TSB V 0-3999 OBLG0105	NULL	NULL	\$ 5.55
TSB VERTICAL 4,000-7,499 TSB V 4K-7499 OBLG071	NULL	NULL	\$ 2.52
TSB VERTICAL 7,500-19,999 TSB V 7.5K-19999 OBLG070	NULL	NULL	\$ 2.40
Turkey House Low TURKEY HSE L OBLG77L	NULL	NULL	\$ 6.00
Vault Money VAULT M OBLG33	NULL	NULL	\$ 150.00
Vault Record VAULT R OBLG34	NULL	NULL	\$ 65.00
WALL BLOCK 4 INCH WB 4 IN OBLG099	NULL	NULL	\$ 14.35
WALL BLOCK 6 INCH WB 6 IN OBLG058	NULL	NULL	\$ 16.35
WALL BLOCK 8 INCH WB 8 IN OBLG049	NULL	NULL	\$ 19.00
Wall Brick 12 inch WB 12IN OBLG5712	NULL	NULL	\$ 19.00
Welded Steel Water Tank 100,000 WS WATER 100,000 OBLG35T100	NULL	NULL	\$ -
Welded Steel Tank 100,000 WS TANK 100,000 OBLG36P100	NULL	NULL	\$ -
Welded Steel Tank 250,000 WS TANK 250,000 OBLG36P250	NULL	NULL	\$ -
Welded Steel Water 300,000 < 500,000 WS WATER 300K <500K OBLG103	NULL	NULL	\$ 1.80
Welded Steel Water 500,000 - 1,000,000 WS WATER 500K - 1M OBLG104	NULL	NULL	\$ 1.44
Welded Steel Water 75K - <150,000 WS WATER 75K <150K OBLG105	NULL	NULL	\$ 3.82
Welded Steel Water Tank < 50,000 WS TANK <50K OBLG36P50	NULL	NULL	\$ 4.82
Welded Steel Water Tank >= 150,000 WS TANK >=150K OBLG108	NULL	NULL	\$ 1.66
Welded Steel Water Tank 50,000 - <150,000 WS TANK 50K - <150K OBLG106	NULL	NULL	\$ 2.80
WS WATER <75K WS WATER <75K OBLG0104	NULL	NULL	\$ 5.43
WS WATER >=500,000 WS WATER >=500K OBLG0107	NULL	NULL	\$ 1.44
WS WATER 150,000-299,999 WS WATER 150K-299999 OBLG0106	NULL	NULL	\$ 2.19